



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, October 22, 2015,
4th Floor Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701

1. Call to Order / Roll Call:

Meeting called to session at 1:00 PM

Commissioners: Patsy Waterfall (Acting Chair), Jim Sauer, Helen Erickson, Arthur Stables, Michael Becherer

Staff: Michael Taku, John Beall, Alexandra Hines (PDSD), Jonathan Mabry, Jennifer Levstik, Lynee Birkinbine (OIP), Courtney Rose (Pima County)

2. Approval of Legal Action Report and Summary of Minutes of 10-15-15

Motion by Commissioner Stables to approve the Legal Action Report and Summary of Minutes of 10-15-15. Motion seconded by Commissioner Sauer.

Motion passed. Vote 5-0.

3. Courtesy Review Cases

a. Downtown Links Stone Avenue Pedestrian Bridge Public Art Project
Tucson Pima Arts Council - Presentation of the Artwork Design - Discussion/Information

Mary Ellen Wooten and Simon Donovan presented the proposal for the multi-use path, bridge, and walls in front of the Stone Bridge.

Staff Mabry stated that the State Historic Preservation Office (SHPO) has reviewed and approved the structural proposal. The City Historic Preservation Office (CHPO) will submit the T-PCHC PRS recommendation made today to SHPO.

It was moved by Commissioner Stables, duly seconded by Commissioner Erickson to recommend approval of the proposal as presented.

Motion carried. Voice Vote 5-0.

- b. Historic Sam Hughes Water Pump Station (Tower) Façade Repairs and Replacements Project** - Presentation by Vint & Associates and City Preservation Office - 2498 East 1st Street (Sam Hughes)

Bob Vint and Allison Dunn, from Vint and Associates, presented the proposal.

Staff Levstik stated that the CDBG will only pay for like-for-like improvement. The proposed metal louvers will have to be wood louvers in the plans.

Commissioner Becherer asked if there are any plans for the nearby water tower. Staff Levstik said it would be demolished and money made from property would go towards this Historic Sam Hughes Water Pump Station.

It was moved by Commissioner Erickson, duly seconded by Commissioner Stables, to recommend approval of the proposal as presented noting doors and louvers replaced like-for-like, i.e. remain wood not metal as shown on plans.

Motion carried. Voice Vote 5-0.

- c. Fox Theatre Lobby Mural Restoration** - 17 West Congress Street (RND)

Bill Ford, Craig Sumberg, Randy Ingram, and Erma Dunn presented the restoration.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, to recommend approval of the proposal as presented.

Motion carried. Voice Vote 5-0.

Staff Mabry thanked the Fox Theater for presenting the restoration to the T-PCHC PRS so the community can be assured the restoration has been shown.

4. Historic Preservation Zone Review Cases

- a. HPZ-15-75** - Cohen Residence - Proposed Cover Patio/Laundry Room/Storage Space Additions - 620 East University Boulevard (West University)

Staff Taku reported on the West University Historic Zone Advisory Board (WUHZAB) recommendation to approve with a condition to use shingle instead of metal roof.

The applicant, Therese Brown, presented the proposal and noted in the drawings that the roof has been changed to shingles.

It was moved by Commissioner Sauer, duly seconded by Commissioner Stables to recommend approval of the proposal as presented with work described on the plans noting a shingle roof.

Motion carried. Voice Vote 5-0.

- b. HPZ-15-77** - Busbea/Strier Residence - New Single-Family Dwelling - 573 South 9th Avenue (Barrio Historico)

At the request of the applicant, the review was postponed and set for a future date.

- c. HPZ-15-78** - Adkins Parcel - Fort Lowell Parking Plan: New Public Parking Spaces, ADA Accessibility, Grading, Signage, Pathway and Archeological Ruins - 2951 North Craycroft Road (Fort Lowell)

Staff Taku reported that the Fort Lowell Historic Zone Advisory Board (FLHZAB) is scheduled to review the case on October 27, 2015, at its regular monthly meeting.

Staff Levstik and Courtney Rose provided background of the proposal.

It was moved by Commissioner Erickson, duly seconded by Commissioner Sauer, to recommend approval of the proposal as presented with work described on the plans contingent on the recommendation from the FLHZAB.

Motion carried. Voice Vote 5-0.

5. Historic Landmark and Signs (HL & HLS) Review Cases

- a. HL-15-02** - "Broadway Village Shopping Center" Historic Landmark Nomination - State of Arizona Historic Property Inventory Form: Review for establishing a baseline on character defining historic features for any future design reviews as a condition of rezoning - 3016 East Broadway Boulevard (Broadway Village PAD-19)

Staff Taku and Beall provided background of the case.

Fred Howard, from Broadway Village Partners, was present to answer questions.

Staff Mabry pointed out that the inventory will assist the commissioners in future reviews and create a baseline. Staff Levstik noted that the inventory makes aware that the proposed historic landmark is a commercial property and can change over time.

The applicant, Corky Poster, went through each recommendation around the character defining features in the inventory with the Commissioners. Three separate inventories prepared were combined.

Commissioner Erickson asked if there is any intent to inventory the Juan Worner y Baz structures. Mr. Howard said not at this time with the Broadway Boulevard widening.

It was moved by Commissioner Erickson, duly seconded by Commissioner Stables, to recommend approval of the inventory form as presented as providing sufficient details on character defining historic features for a baseline for any future design review.

Motion carried. Voice Vote 5-0.

6. Current Issues for Information/Discussion:

a. Minor Reviews

Staff Taku and Commissioner Stables will conduct two minor reviews on Friday.

b. Appeals

None at this time.

c. Zoning Violations

Staff continues to assist on abatement of violations in the Historic Zones.

Staff Mabry informed the commissioners that WUHZAB would like to hold a joint meeting with T-PCHC PRS for the consideration of acceptable alternate window material in the West University Historic Preservation Zone.

7. Call to the Audience

Staff Levstik showcased the paint samples from the Charles O. Brown House.

8. Future Items

Staff Taku informed the commissioners that the applicants might withdraw their application on the proposal for the Cascade Laundry Historic Landmark Sign nomination.

9. Adjournment

Meeting adjourned at 2:22 p.m.